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7/18/2012 9:20:00 AM \$25.00
Book - 10036 Pg - 6366-6371
Gary W. Ott
Recorder, Salt Lake County, UT
LANDMARK TITLE
BY: eCASH, DEPUTY - EF 6 P.

WHEN RECORDED, RETURN TO:

Will Holmes
211 North End Avenue, 15D
New York, New York 10282

SPECIAL WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, John R. Motta and Janice F. Motta, Co-Trustees of the John R. Motta and Janice F. Motta Revocable Trust dated September 12, 2002, as to an undivided one-third (1/3); Stephen Nephi Motta, as to an undivided one-third (1/3) interest; and Nancy Motta Martin, as to an undivided one-third (1/3) interest; each as Tenants-in-Common (collectively, the "**Grantors**"), hereby CONVEY AND WARRANT, against those claiming by, through and under the Grantors and not otherwise, to Ambzel, LLC, a Utah limited liability company ("**Grantee**"), all of the Grantors' respective interests in and to that certain real property located in Salt Lake County, State of Utah, as more particularly described in Exhibit "A" attached hereto and incorporated by reference (the "**Subject Property**").

SUBJECT TO property taxes for the year 2011 and thereafter, and all other encumbrances of record.

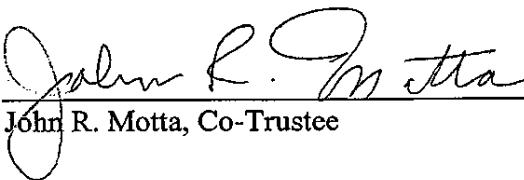
TO HAVE AND TO HOLD the same, together with all tenements, hereditaments, and appurtenances thereunto belonging, unto the Grantee, and its successors and assigns, forever. The Grantors do hereby covenant to and with the Grantee that the Grantee is the owner in fee simple of the Subject Property and that the Grantors will warrant and defend the same from all lawful claims whatsoever arising by, through and under the Grantors, and not otherwise.

The undersigned Grantors hereby acknowledge and affirm to the below named Notary Public that the undersigned appeared before such Notary Public and either executed this Deed before such Notary Public or acknowledged to such Notary Public that the undersigned executed this Deed for the purposes stated in it.

[Signature Pages Follow]


DATED as of the _____ day of _____, 2012.

John R. Motta, Co-Trustee of the John R. Motta and
Janice F. Motta Revocable Trust dated September 12,
2002

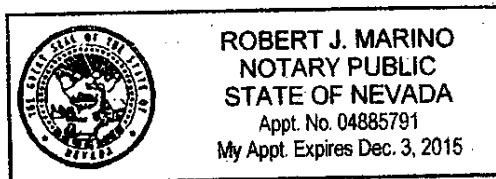
By: 
John R. Motta, Co-Trustee

STATE OF NV)
 : ss
COUNTY OF Clark)

On _____, 2012, before me, the undersigned, a Notary Public, personally appeared John R. Motta, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as the Co-Trustee of the John R. Motta and Janice F. Motta Revocable Trust dated September 12, 2002.


NOTARY PUBLIC
Residing at: Las Vegas

My Commission Expires:



Janice F. Motta, Co-Trustee of the John R. Motta and Janice F. Motta Revocable Trust dated September 12, 2002

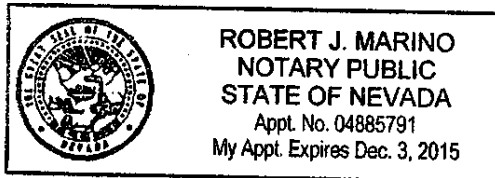
By: Janice F. Motta
Janice F. Motta, Co-Trustee

STATE OF NV)
 : ss
COUNTY OF Clark)

On _____, 2012, before me, the undersigned, a Notary Public, personally appeared Janice F. Motta, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity as the Co-Trustee of the John R. Motta and Janice F. Motta Revocable Trust dated September 12, 2002.

Robert J. Marino
NOTARY PUBLIC
Residing at: Las Vegas

My Commission Expires:



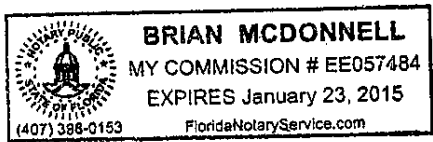
Stephen N. Motta
Stephen N. Motta

STATE OF Florida)
 : ss
COUNTY OF Orange)

On April 20th, 2012, before me, the undersigned, a Notary Public, personally appeared Stephen N. Motta, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument.

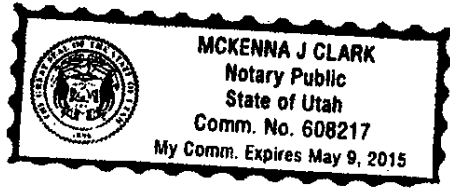
[Signature]
NOTARY PUBLIC
Residing at: 10151 University Blvd, Orlando FL, 32817

My Commission Expires: Jan 23, 2015



Nancy M. Martin
Nancy M. Martin

STATE OF Utah)
COUNTY OF SALT LAKE) : SS



On 04/20, 2012, before me, the undersigned, a Notary Public, personally appeared Nancy M. Martin, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument.

Mckenna J Clark
NOTARY PUBLIC
Residing at: SALT LAKE, UT

My Commission Expires:
05/09/2015

EXHIBIT A

Legal Description of Subject Property

Property located in Salt Lake County more particularly described as follows:

PARCEL NO. 1:

Beginning at a point South 0°04'01" West along the quarter section line 135.30 feet from the North quarter corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 89°52'20" West 879.98 feet to the East line of State Highway property; thence South 0°04'40" West along said East line of Highway property 346.51 feet; thence South 73°09' East along the prolongation of an old fence 360.17 feet to the North line of State highway property at a point on a curve to the left, the center of which bears North 15°43'20" West 1076.92 feet from said point; thence Northeasterly along the arc of said curve 430.84 feet to the point of tangency; thence North 51°21'20" East 198.29 feet to the quarter section line; thence North 0°04'01" East 133.53 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING PROPERTY:

Beginning at a point on the East line of State Highway property said point being South 375.49 feet and West 880.46 feet from the North Quarter corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 0°04'40" West along said East line of highway property 108.28 feet; thence South 73°09' East along the prolongation of an old fence line 115.04 feet; thence North 35°45' East 89.75 feet; thence North 55°25' West 86.23 feet; thence North 77°45' West 93.53 feet to the point of beginning.

PARCEL NO. 2:

Beginning at a point on the East line of State Highway property, said point being South 375.49 feet and West 880.46 feet from the North quarter corner of Section 28, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 0°04'40" West along said East line of highway property 108.28 feet; thence South 73°09' East along the prolongation of an old fence line 115.04 feet; thence North 35°45' East 89.75 feet; thence North 55°25' West 86.23 feet; thence North 77°45' West 93.53 feet to the point of beginning.

PARCEL NO. 3:

Beginning at a point South 00°04'01" West 135.3 feet, along quarter section line from the Northwest corner of the Northeast quarter of said Section 29, Township 2 South, Range 1 East, and running thence South 00°04'01" West 155.22 feet along quarter section line to the North right of way line of Fort Union Boulevard; thence North 51°21'20" East 168.93 feet along said right-of-way line; thence North 06°04'01" East 50.00 feet to a point on the North line of the Northeast quarter of said Section 29; thence South 89°52'20" West 137.17 feet along the North line of the said Northeast quarter to the point of beginning.